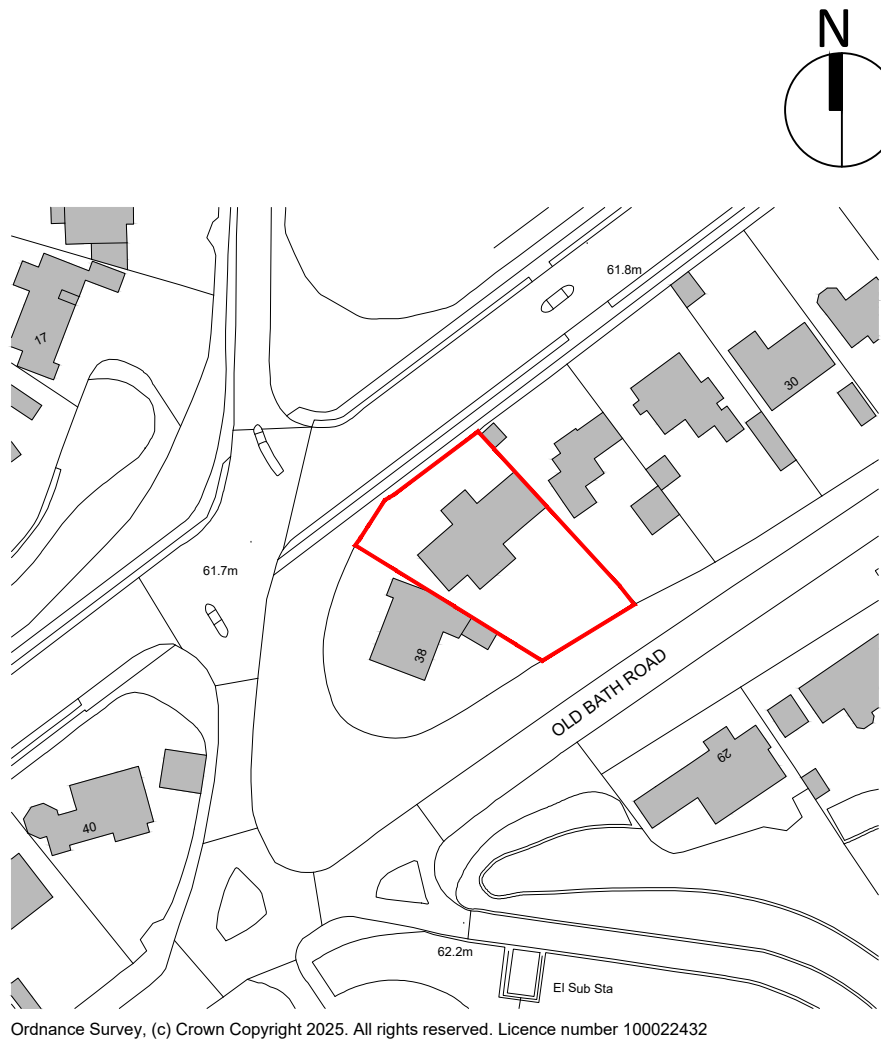




01 EXISTING LOCATION PLAN

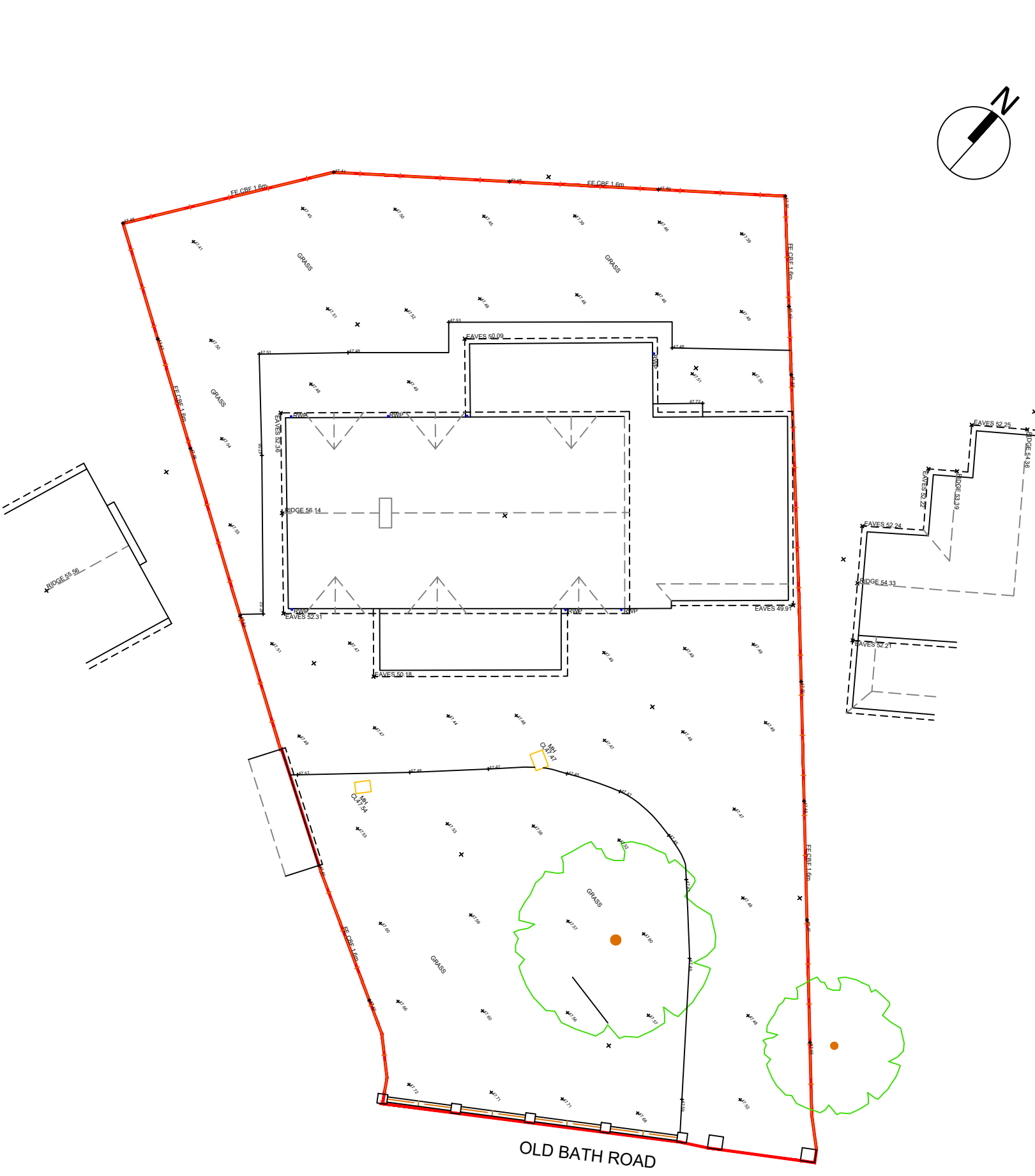
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02 EXISTING PHOTOGRAPH

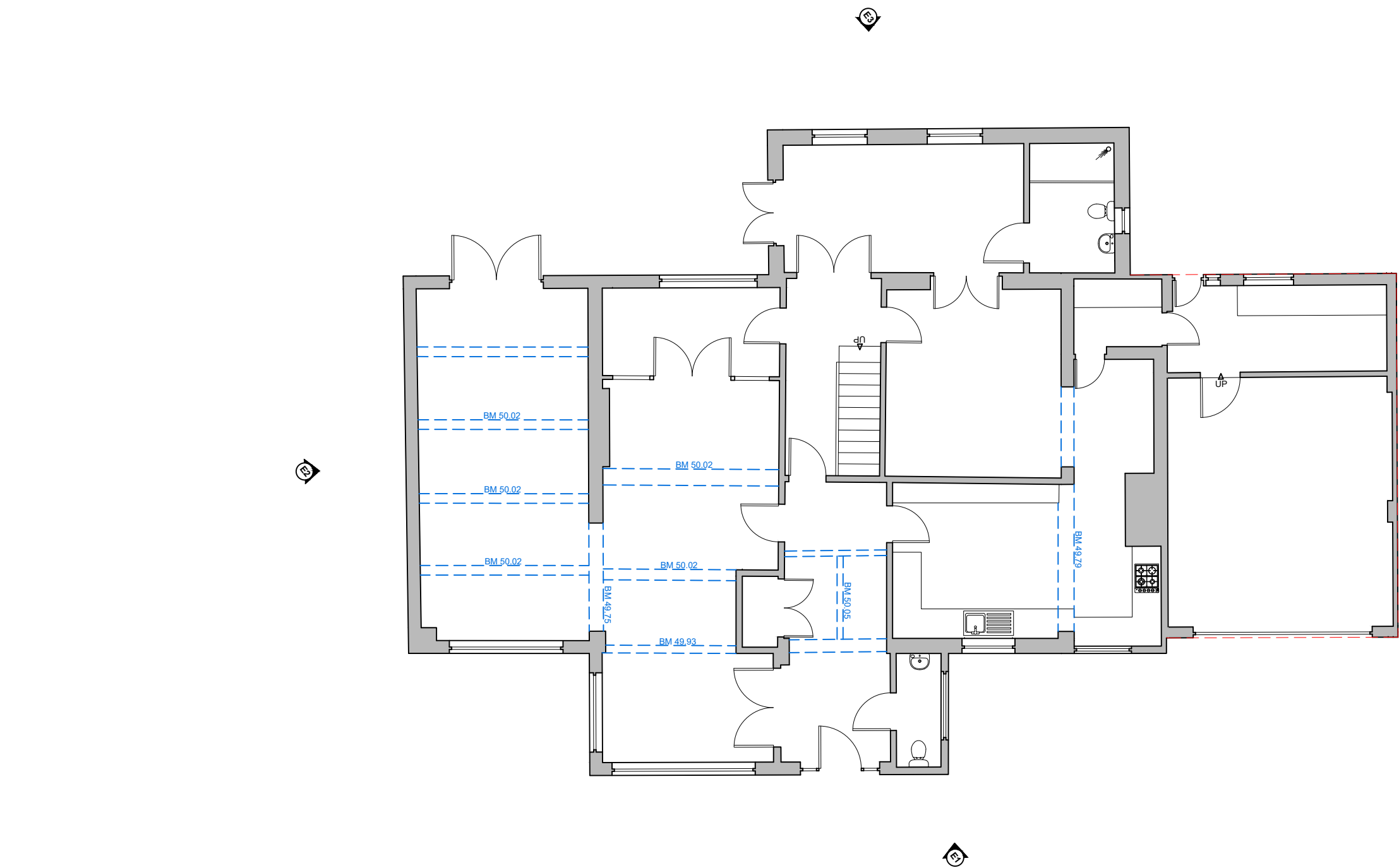
N.T.S

03 EXISTING SITE PLAN



1:200

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- E. All work to the satisfaction of the Local Authority or Private Building Control inspector. Builder to follow **ROBUST CONSTRUCTION DETAILS** for dwellings, limiting thermal bridging and air leakage.
- F. All workmanship and materials shall comply with the latest relevant British Standards and Codes of Practice.
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- K. Proposed drawings do not highlight final positions of mechanical, electrical and lighting points. All final positions to be confirmed on site with contractor.

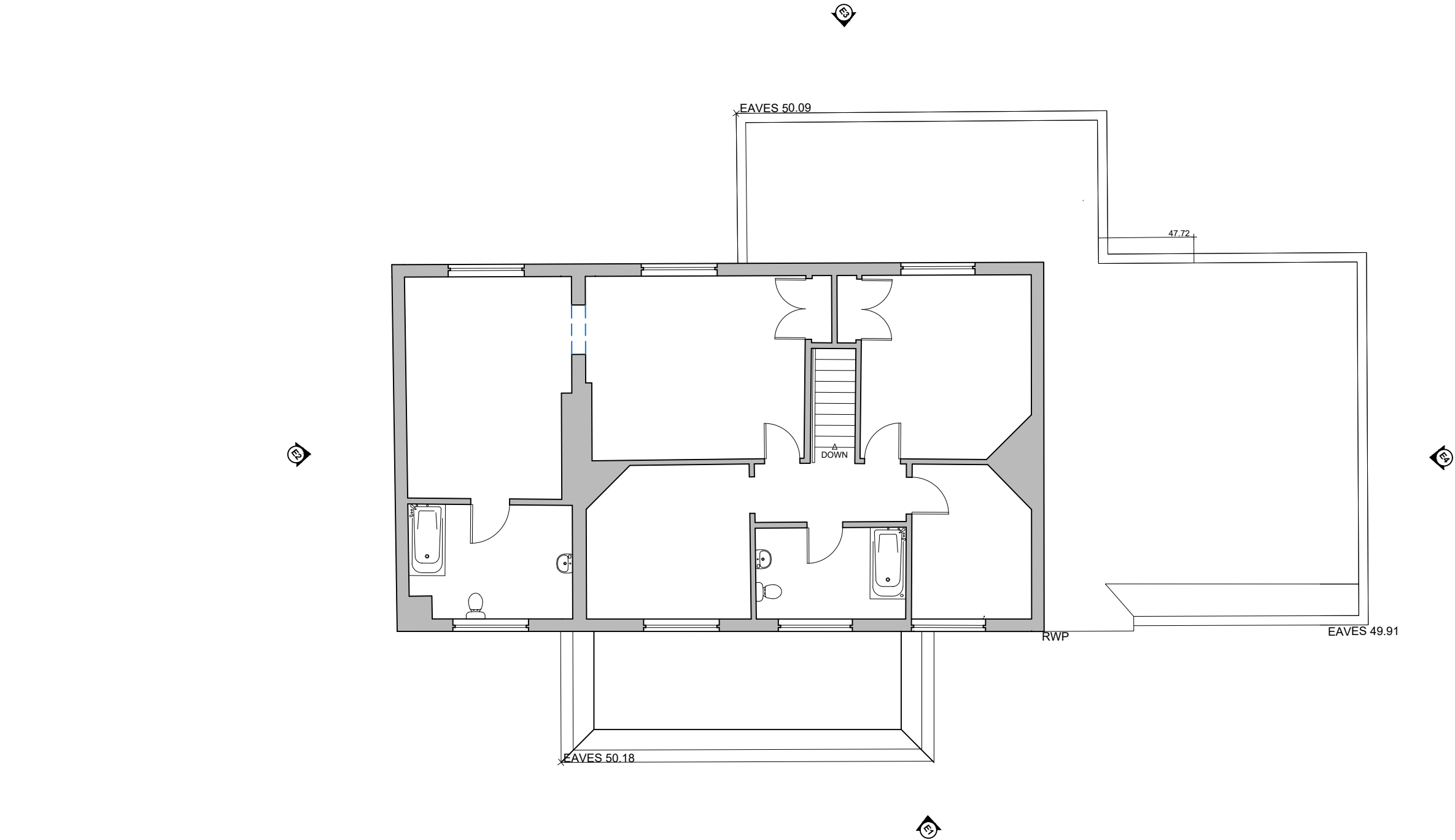


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01 EXISTING GROUND FLOOR PLAN

1:100

Client: Mr Asghar Date: 3rd March 2026	Project: 36 Old Bath Road, Sonning, Reading, RG4 6TA	Drawing Title: Existing Floor Plans Scale: 1:100 @A3 Scale Bar:  -1 -0.5 0 0.5 1 1.5 2 2.5 1:100 @ A3	Drawing Issue: ISSUED FOR PLANNING	JW Architects Ltd. T: 07786 380 357 E: info@jw-architects.co.uk W: https://www.jw-architects.co.uk	<table><tr><th>Project</th><th>Reference</th><th>Dwg No</th><th>Name</th><th>Rev</th></tr><tr><td>P.25.361</td><td>36OLD</td><td>002</td><td>JWA</td><td>A</td></tr></table> DO NOT SCALE DIMENSIONS OR DRAWINGS. All dimensions to be verified & checked on site. The owner of the copyright in this drawing is JW Architects Ltd.	Project	Reference	Dwg No	Name	Rev	P.25.361	36OLD	002	JWA	A
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02 EXISTING FIRST FLOOR PLAN

1:100

Client: Mr Asghar Date: 3rd March 2026	Project: 36 Old Bath Road, Sonning, Reading, RG4 6TA	Drawing Title: Existing Floor Plans Scale: 1:100 @A3 Scale Bar: -1-0.500.511.522.5 1:100 @ A3	Drawing Issue: ISSUED FOR PLANNING	JW Architects Ltd. T: 07786 380 357 E: info@jw-architects.co.uk W: https://www.jw-architects.co.uk	<table><tr><th>Project</th><th>Reference</th><th>Dwg No</th><th>Name</th><th>Rev</th></tr><tr><td>P.25.361</td><td>36OLD</td><td>003</td><td>JWA</td><td>A</td></tr></table> DO NOT SCALE DIMENSIONS OR DRAWINGS. All dimensions to be verified & checked on site. The owner of the copyright in this drawing is JW Architects Ltd.	Project	Reference	Dwg No	Name	Rev	P.25.361	36OLD	003	JWA	A
Project	Reference	Dwg No	Name	Rev											
P.25.361	36OLD	003	JWA	A											



01 EXISTING FRONT ELEVATION

1:100

Existing Materials:

Roof:

- Plain roof tiles to main roof.
- 3 layer felt to Garage roof.
- White uPVC soffits and fascia to all roofs.

Rainwater Goods:

- White uPVC downpipes with half round white gutters.

Walls:

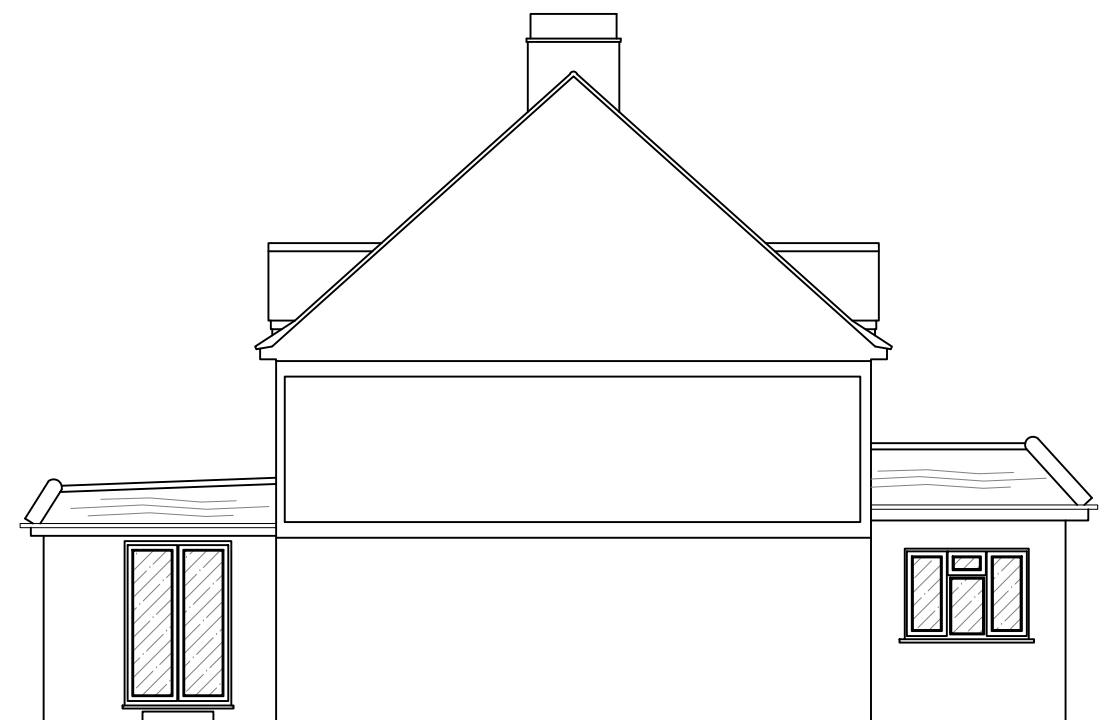
- Mixed blend red facing brickwork.
- Painted render system.

Windows:

- White uPVC frame, double glazed window units.

Doors:

- White uPVC frame, double glazed front door, side door and french doors.
- Metal up and over Garage door.



02 EXISTING SIDE ELEVATION

1:100

Client:

Mr Asghar

Date:

3rd March 2026

Project:

36 Old Bath Road, Sonning,
Reading, RG4 6TA

Drawing Title:

Existing Elevations

Scale:

1:100 @A3

Scale Bar:

-1 -0.5 0 0.5 1 1.5 2 2.5 1:100 @ A3

Drawing Issue:

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P.25.361	36OLD	004	JWA	A

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03 EXISTING REAR ELEVATION

1:100

Existing Materials:

Roof:

- Plain roof tiles to main roof.
- 3 layer felt to Garage roof.
- White uPVC soffits and fascia to all roofs.

Rainwater Goods:

- White uPVC downpipes with half round white gutters.

Walls:

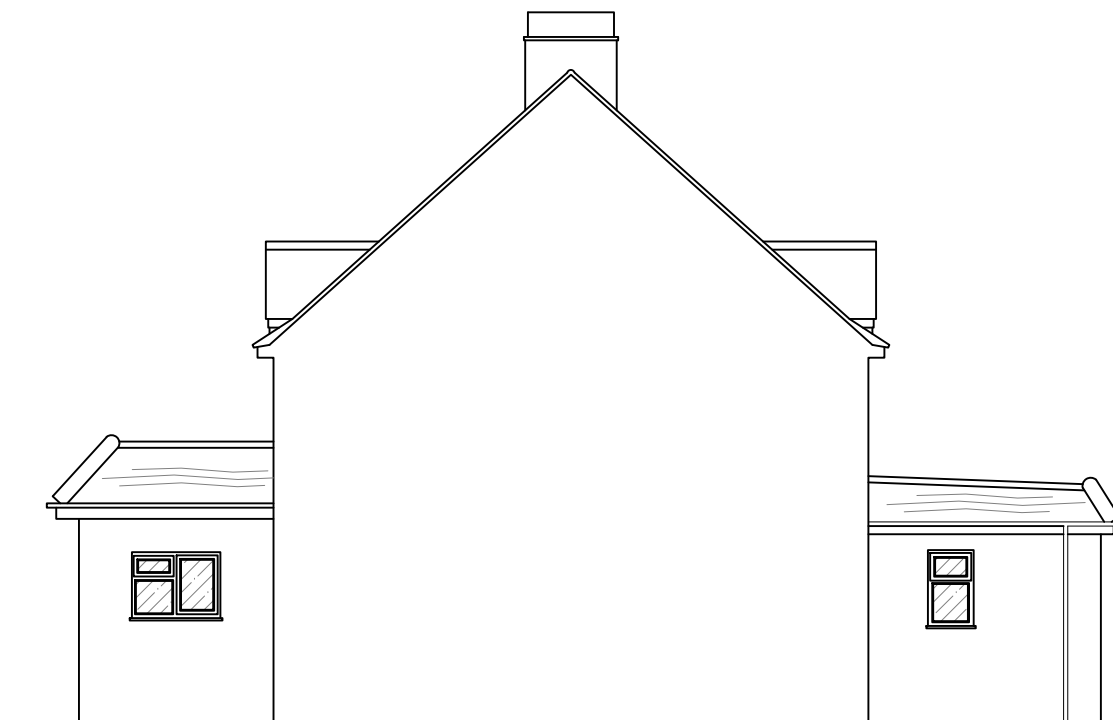
- Mixed blend red facing brickwork.
- Painted render system.

Windows:

- White uPVC frame, double glazed window units.

Doors:

- White uPVC frame, double glazed front door, side door and french doors.
- Metal up and over Garage door.



04 EXISTING SIDE ELEVATION

1:100

Client:

Mr Asghar

Date:

3rd March 2026

Project:

36 Old Bath Road, Sonning,
Reading, RG4 6TA

Drawing Title:

Existing Elevations

Scale:

1:100 @ A3

Scale Bar:

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Drawing Issue:

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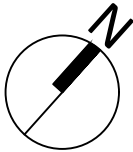
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P.25.361	36OLD	005	JWA	A

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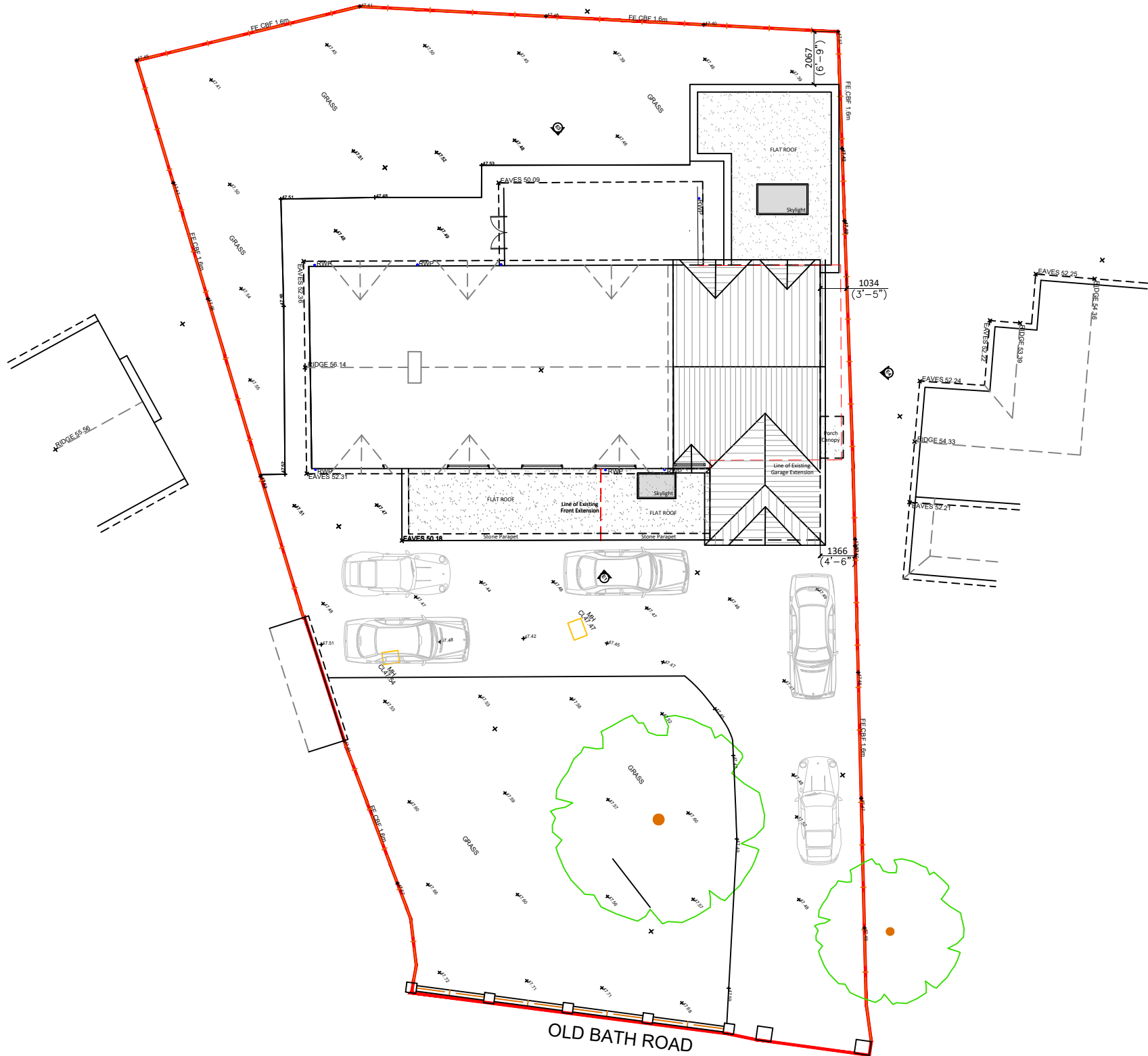
K. Proposed drawings do not highlight final positions of mechanical, electrical and lighting points. All final positions to be confirmed on site with contractor.

PARKING PROVISION

The proposals with this planning application require the demolition and loss of the existing attached double garage.

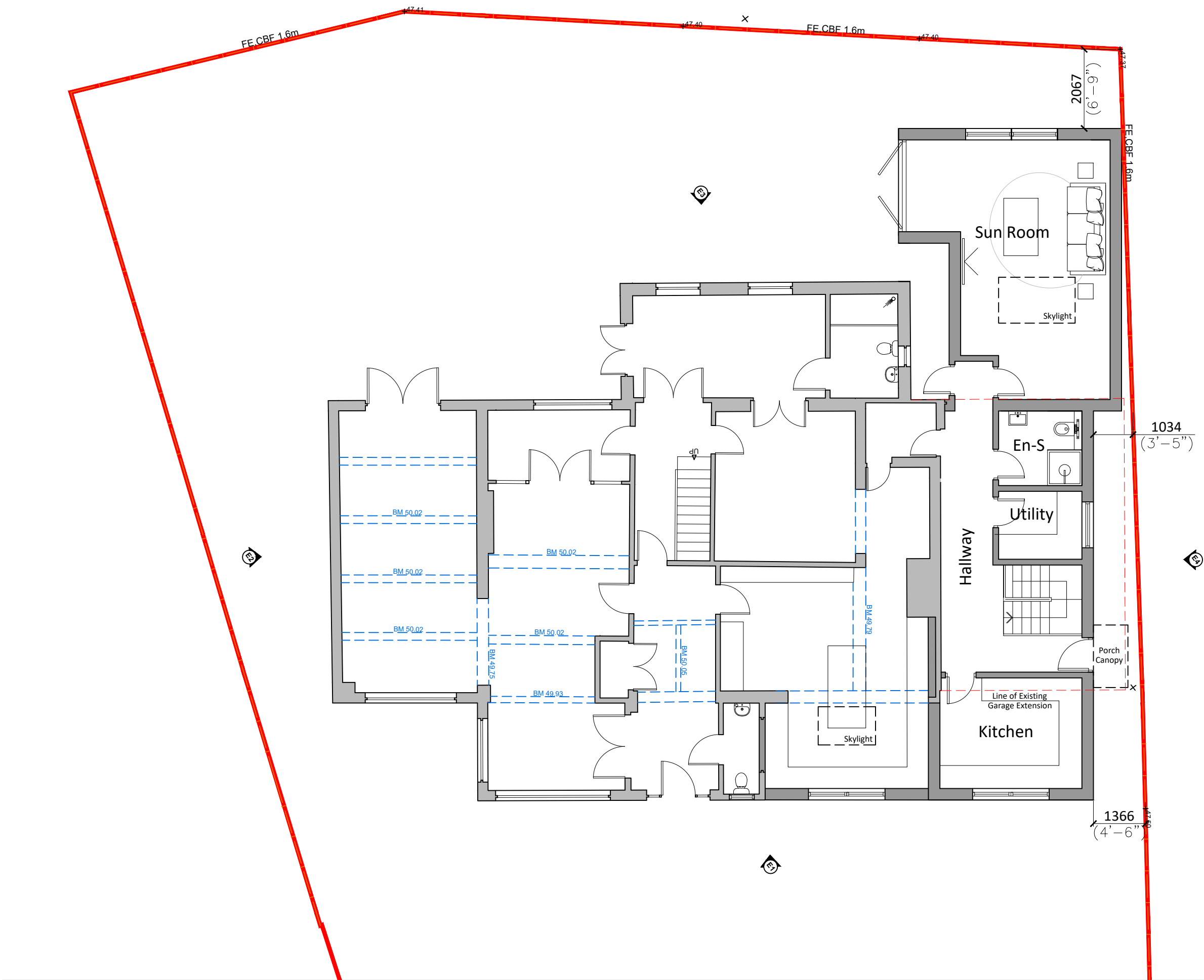
However, the existing site and plot have ample provision for a large number of off road parking spaces as highlighted on the adjacent Proposed Site Plan.

Currently shown are four off road parking spaces to comply with planning policy.

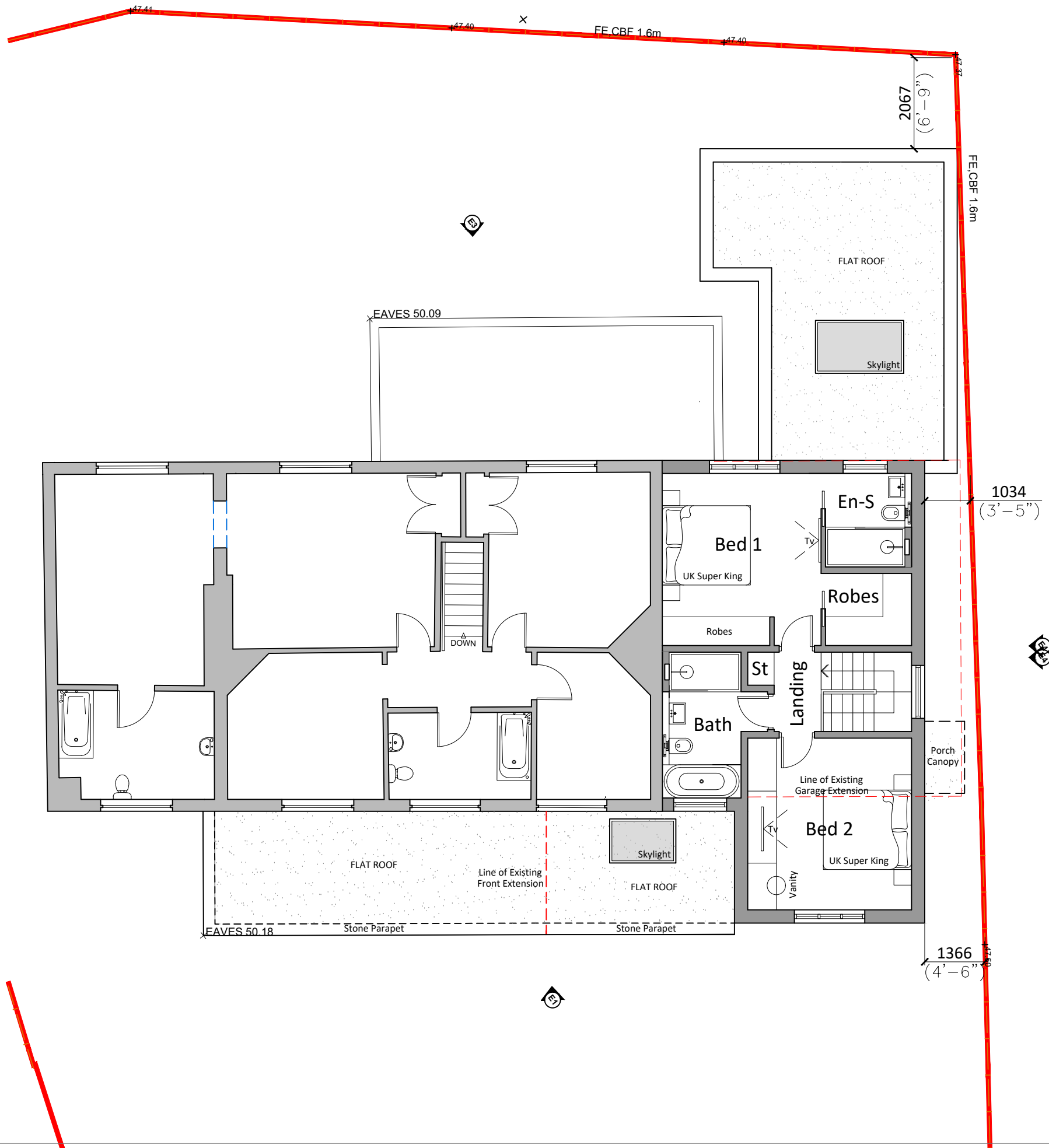


01 PROPOSED SITE PLAN

1:200



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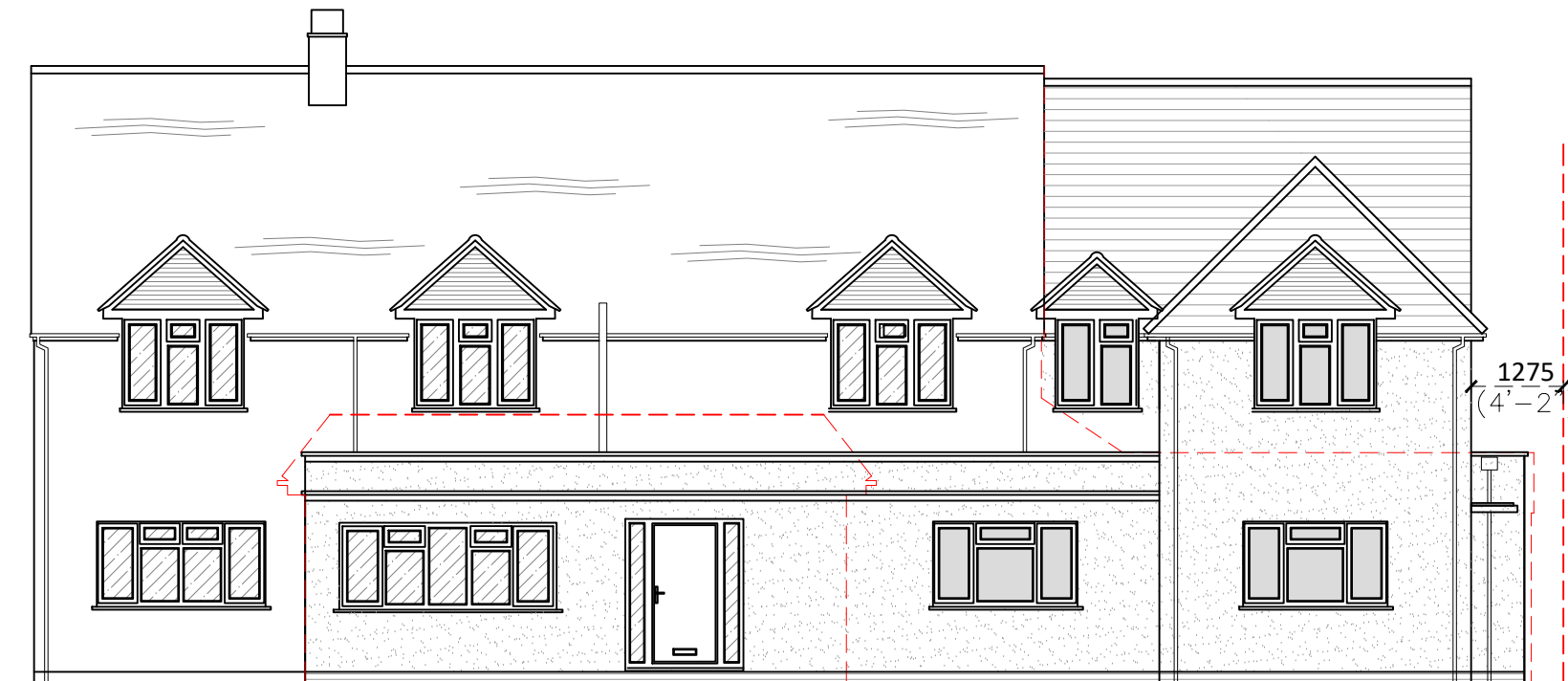
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02 PROPOSED FIRST FLOOR PLAN

1:100

Client: Mr Asghar Date: 3rd March 2026	Project: 36 Old Bath Road, Sonning, Reading, RG4 6TA	Drawing Title: Proposed Floor Plans Scale: 1:100 @A3 Scale Bar:
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01 PROPOSED FRONT ELEVATION

1:100



02 PROPOSED SIDE ELEVATION

1:100

Proposed Materials:

Where applicable all proposed new materials to match existing.

Roof:

- New plain roof tiles or equal.
- Single Ply Membrane (Protan or equal) to all flat roofs.
- White UPVc soffits and fascia to all roofs.

Rainwater Goods:

- White UPVc square downpipes
- Square and half round White gutters.

Walls:

- Mixed blend red facing brickwork.
- Painted render system to match existing
- New K Render render system or equal approved
- Natural stone capping rail and parapet to front single storey porch extension.

Windows:

- New UPVC casement, double glazed window units to replace all existing windows.

Doors:

- New Aluminium frame double glazed sliding or Bi-fold door units to rear.
- New Composite front door.
- New side door.

Client:

Mr Asghar

Date:

3rd March 2026

Project:

36 Old Bath Road, Sonning,
Reading, RG4 6TA

Drawing Title:

Proposed Elevations

Scale:

1:100 @A3

Scale Bar:

-1 -0.5 0 0.5 1 1.5 2 2.5 1:100 @ A3

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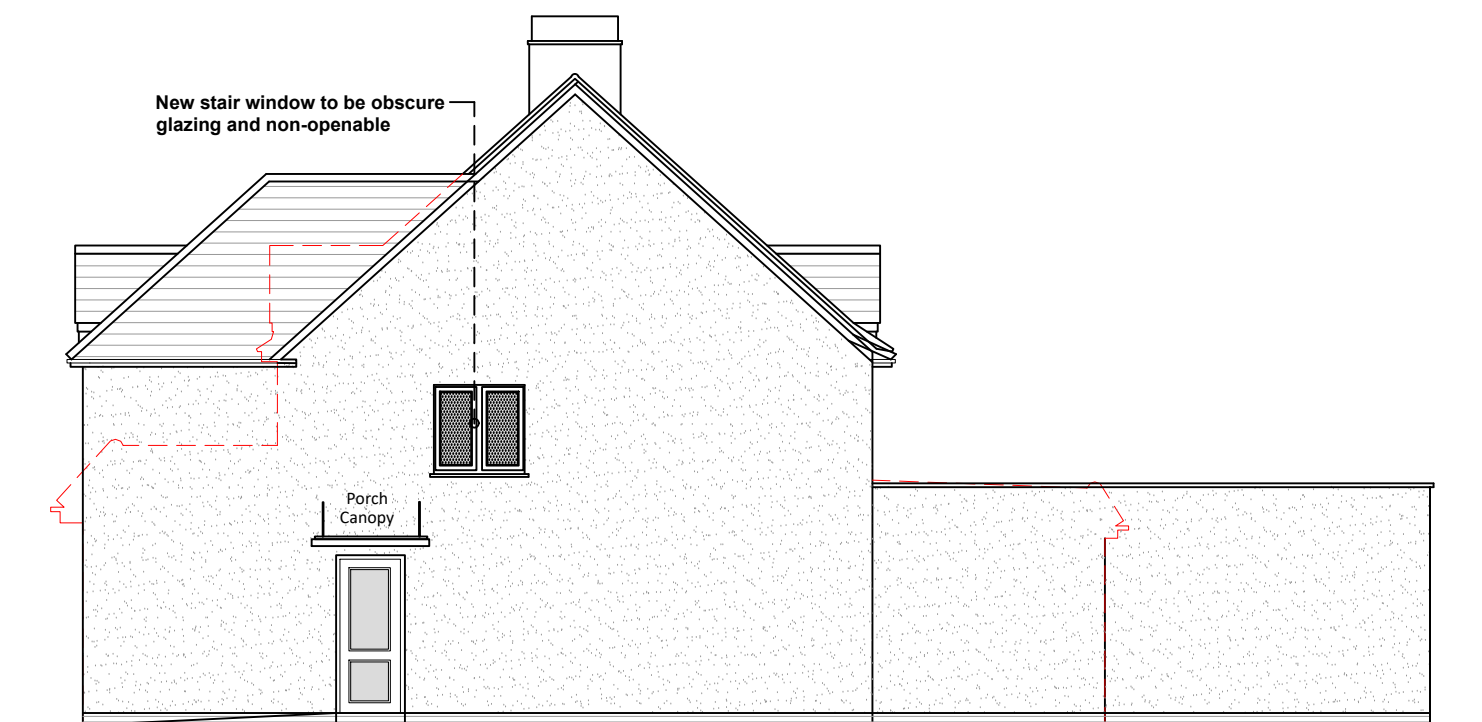
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03 PROPOSED REAR ELEVATION

1:100



04 PROPOSED SIDE ELEVATION

1:100

Proposed Materials:

Where applicable all proposed new materials to match existing.

Roof:

- New plain roof tiles or equal.
- Single Ply Membrane (Protan or equal) to all flat roofs.
- White UPVc soffits and fascia to all roofs.

Rainwater Goods:

- White UPVc square downpipes
- Square and half round White gutters.

Walls:

- Mixed blend red facing brickwork.
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- New K Render render system or equal approved
- Natural stone capping rail and parapet to front single storey porch extension.

Windows:

- New UPVC casement, double glazed window units to replace all existing windows.

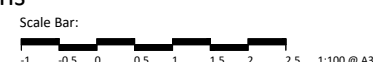
Doors:

- New Aluminium frame double glazed sliding or Bi-fold door units to rear.
- New Composite front door.
- New side door.

Client:
Mr Asghar
Date:
3rd March 2026

Project:
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Drawing Title:
Proposed Elevations
Scale:
1:100 @A3



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